

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW TRUCK AND MATERIAL STORAGE IN AN R-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1700 EAST WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Jim Walker, 1650 East Washington Avenue, North Little Rock, AR 72114, seeking a special use of said land to allow truck and material storage, which application was duly considered and approved (8 affirmative votes; 1 negative vote) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 14, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a special use is hereby granted to allow truck and material storage in an R-4 zone for the subject real property located at 1700 East Washington Avenue in the City of North Little Rock, being more particularly described as:

Lots 1-12, Block 3, Washington Avenue Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

SECTION 2: That this special use shall be subject to the conditions listed below:

- a) Alleyway located on the subject property to be closed prior to or at the same meeting this Special Use goes before the City Council.
- b) Applicant must meet all applicable Federal, State, County and City requirements.
- c) Provide a scale, detailed drawing showing the proposal (including streets, sidewalks, property lines, fences, entrance/exits, fence type, fence height, shrub locations, 10' buffer area, type of material the lot is – gravel or pavement).
- d) Existing chain link fence to remain.
- e) Allow green mesh netting to serve as opaque screening.
- f) Locations/setbacks for the proposed chain link fence to be the same as existing fence.
- g) Plant shrubs (Nellie Stevens Holly) every 6 feet on center around perimeter of property.
- h) Provide automated underground irrigation to all shrubs.
- i) No materials to be stored/stacked within 10 feet of the fence.
- j) Maximum height of materials to be stored/stacked to be 8 feet.
- k) All unloading of materials to be done on the interior of the lot (no unloading on the street).
- l) Exit and entrance of the lot to be from East Washington Avenue.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.


SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

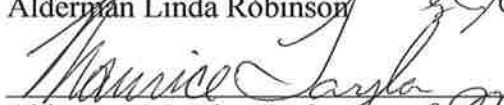
SECTION 5: It is hereby found and determined that the special use of the above-described lands to allow truck and material storage, as provided for herein, will not be detrimental to or interfere with other occupants in the area, and is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSORS:



Alderman Linda Robinson


Alderman Maurice Taylor

ATTEST:


Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:35	A.M.		P.M.
By	City Atty Carter			
DATE	8-16-16			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	He Thomas			

Special Use #2016-8

EXHIBIT

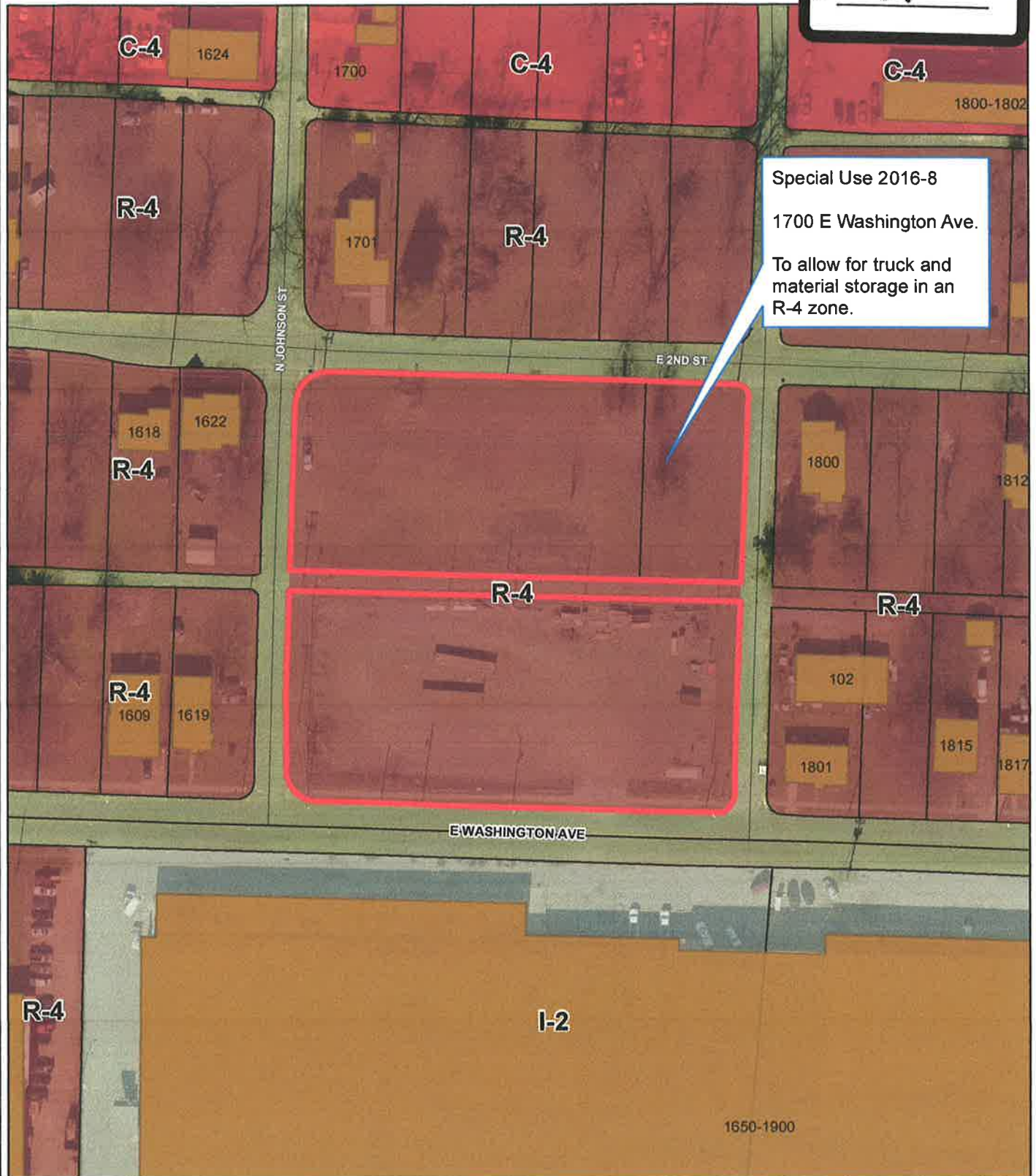
"A"

tabbies

Special Use 2016-8

1700 E Washington Ave.

To allow for truck and material storage in an R-4 zone.



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 6/21/2016

Not an actual survey

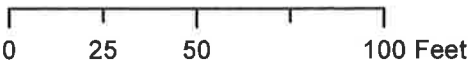
Special Use #2016-8

EXHIBIT
tabbies
"B"



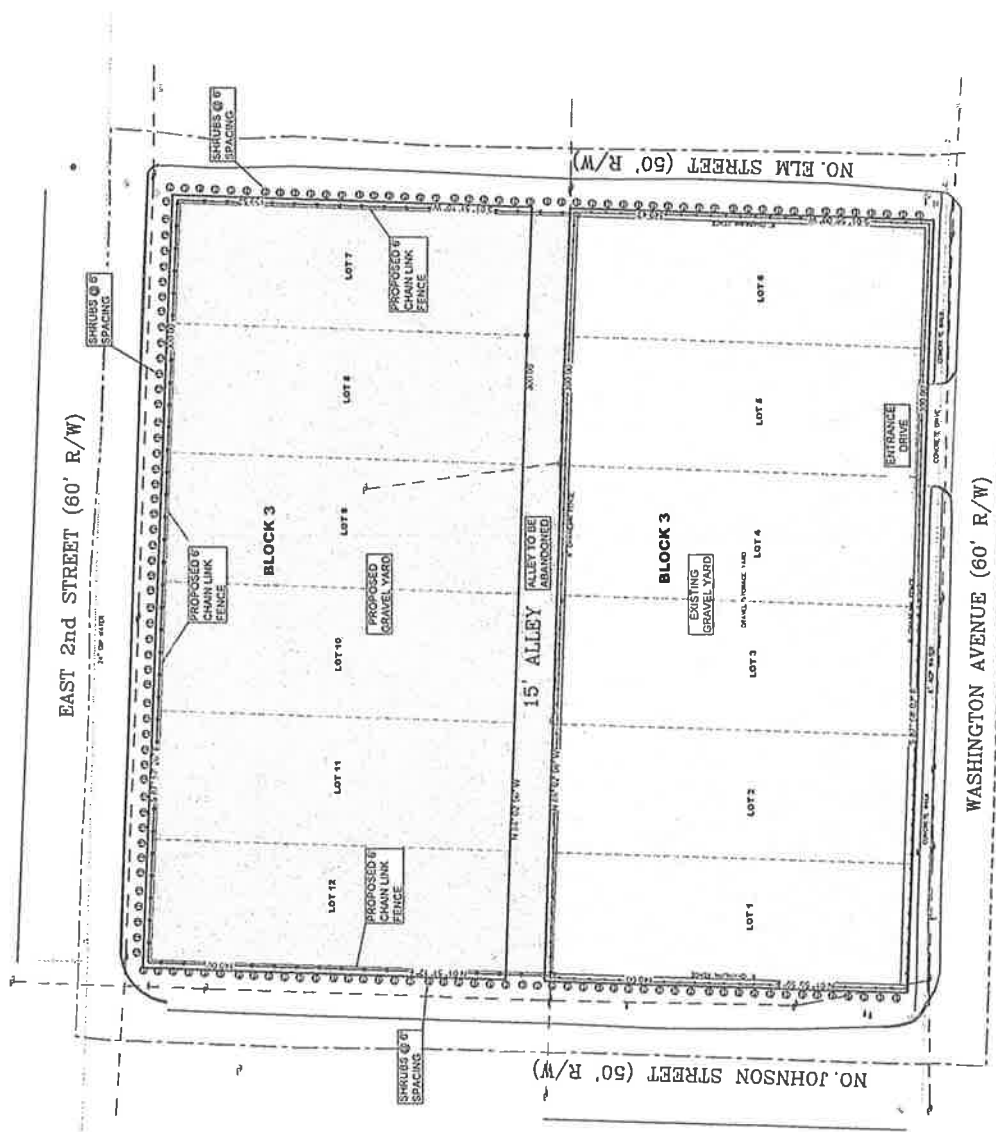
Ortho Map

1 inch = 50 feet



Date: 6/21/2016

Not an actual survey



SPECIAL USE NOTES:

1. ALLEY TO BE CLOSED
2. ALLOW GREEN MESH NETTING TO SERVE AS OPAQUE SCREENING.
3. INSTALL NETTING ON THE INSIDE OF FENCE
4. PROPOSED CHAIN LINK FENCING TO BE ALONG PROPERTY LINE
5. MAXIMUM HEIGHT OF FENCE SHALL BE 6 FEET (NOT HOLLY) EVERY 6' ON CENTER
6. AROUND PERIMETER OF PROPOSED GRAVEL YARD
7. NO MATERIALS TO BE STORED/DISTACKED WITHIN 10' OF THE FENCE
8. MAXIMUM HEIGHT OF MATERIALS TO BE STORED/DISTACKED TO BE 8 FEET
9. ALL LOADINGS OF MATERIALS TO BE DONE ON THE INTERIOR OF THE LOT (NO UNLOADING ON THE STREET)
10. EXIT AND ENTRANCE OF THE LOT TO BE FROM WASHINGTON AVENUE.
11. PROVIDE AUTOMATED UNDERGROUND IRRIGATION TO ALL SHRUBS

tabbles

EXHIBIT

"c"

PRELIMINARY
NOT FOR CONSTRUCTION



**THOMAS
ENGINEERING
COMPANY**

3050 LOCUST BLVD., N. LITTLE ROCK, AR 72114
TEL. 381-7570-7583 FAX. 381-7581-7581

SPECIAL USE SITE PLAN
WASHINGTON AVE ADD BLK 3
NORTH LITTLE ROCK, ARKANSAS

DATE	BY	SCALE	SHEET NO.
09/2016	JD	AS SHOWN	1 OF 1

